

Cliffside





The Cliff's Notes

Address	2328-2350 Kingston Road
Suites	209 Units
Retail	3 Units – 6,684 sq. ft.
Storeys	10
Amenities	9,322 sq. ft.
Developer	LCH Developments
Architect	RAW Design
Interior Design	DesignAgency
Branding	Channel 13
Sales & Marketing	Baker Real Estate Inc.



LCH Developments

“We eat, sleep, work & play where we build. LCH knows and loves Scarborough.”

LCH’s association with Cliffside Village has spanned several years, commencing in 2017 with the development of Merge Condos. Their fondness for the locale was so profound that in 2022, they established Merge Spaces, a vibrant co-working office that has swiftly evolved into a thriving hub for Scarborough’s creatives and entrepreneurs. Notably, LCH has chosen to house its headquarters within Merge Spaces, exemplifying their unwavering dedication to the community and steadfast vision for the region’s long-term prospects. LCH fully embraces the lifestyle of the areas they develop, and it’s clear they intimately understand Scarborough.



Merge Spaces



Merge Condos



LCH Development

In 2009, the City of Toronto completed the Cliffside Village revitalization framework for development along Kingston Road, with new mid-rise residential, retail spaces, parkettes and art.

1,800 new residential units across 8 buildings are currently proposed along the 1 km Cliffside Village strip. The City Of Toronto trusts and designated LCH to bring approximately **1,200 units** along Kingston Road.

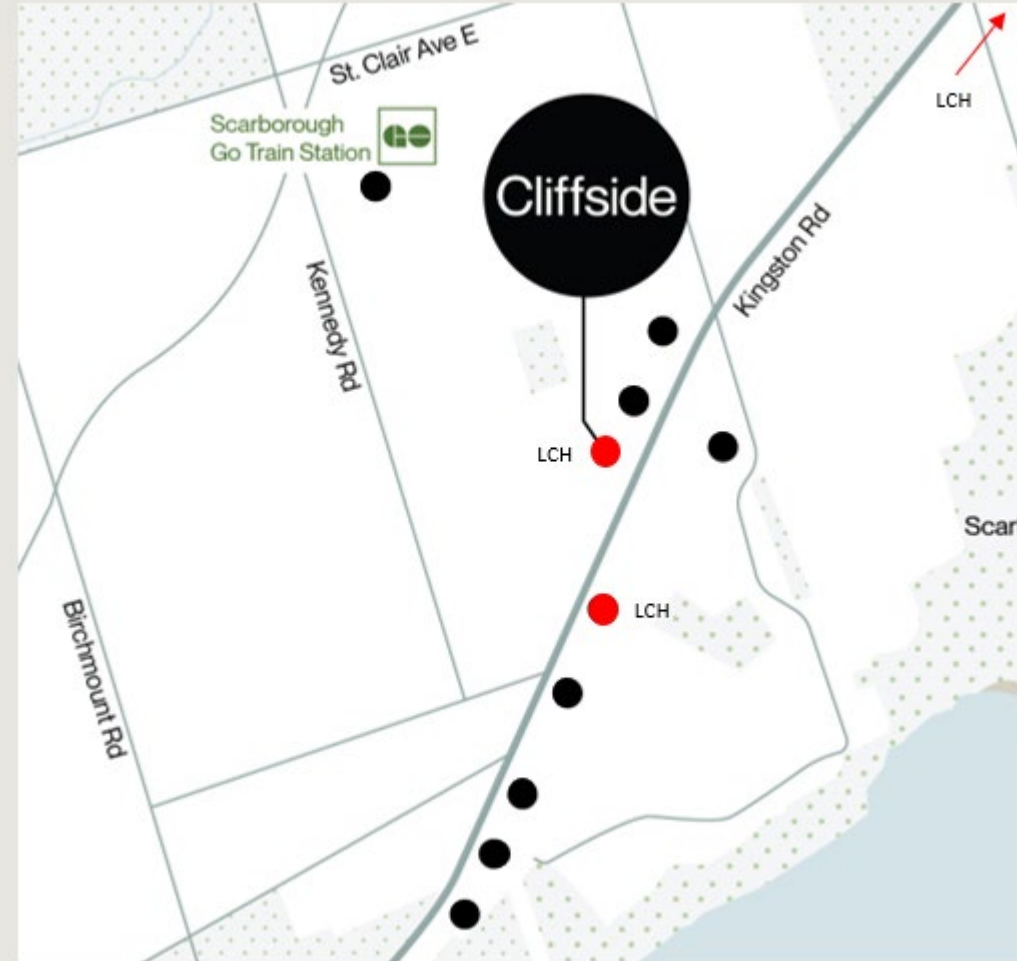
1	Completed 2018	250 Units
2	Completed 2023	190 Units
3	Est Completion 2024	39 Units
4	Est Completion 2026	40 Units
5	Est Completion 2027	163 Units

682 Units in Development

6	TBD	414 Units
7	TBD	318 Units
8	TBD	53 Units
9	TBD	6000+ Units
10	TBD	551 Units
11	TBD	3000+ Units

10,336+ Units Planned

Approximately 12,000 units coming to Cliffside Neighbourhood



Take Your Investments To New Heights

Value & Affordability

Scarborough properties are ranked the most affordable, with one of the highest appreciation rates in all of Toronto. In addition, the cost of living is approximately 10% lower than the Toronto average. LCH Developments is committed to building quality homes with unmatched pricing to maximize your return on investment.

Triple AAA Location

Live in the village by the water, with all the amenities of Downtown Toronto nearby. Experience beach access with soaring cliffside sunset views. Home to one of Toronto's largest green spaces, enjoy diverse outdoor activities, serene nature trails, park havens, lush gardens, tennis courts, golf and even yacht clubs. The Cliffside Village 'shopping district', on Kingston Road offers an amazing mix of independent eateries, boutiques, grocery stores, pharmacies, fitness centers and cafes.

Effortless Transit & Connectivity

Cliffside offers effortless city commuting. With a TTC stop at your doorstep and Kennedy & Warden Stations only 10 minutes away, Cliffside provides seamless connectivity. The Scarborough GO Transit is 10-minutes north and the NEW Metrolinx expansion will offer all-day train service to Scarborough GO every 15-minutes or less. Plus, enjoy a speedy 20-minute drive to Downtown Toronto, Don Valley Parkway and Highway 401 & 404, Cliffside brings the city to you.



Take Your Investments To New Heights

Quality Education

Scarborough has one of the best education systems in the GTA. Cliffside is nestled between residential neighborhoods that offer top-ranked primary, secondary, private and public schools. Post-secondary institutions such as UofT, Toronto Metropolitan University, Centennial College and the new Scarborough Academy of Medicine (SAMIH) are all within a 20 to 30-minute commute.

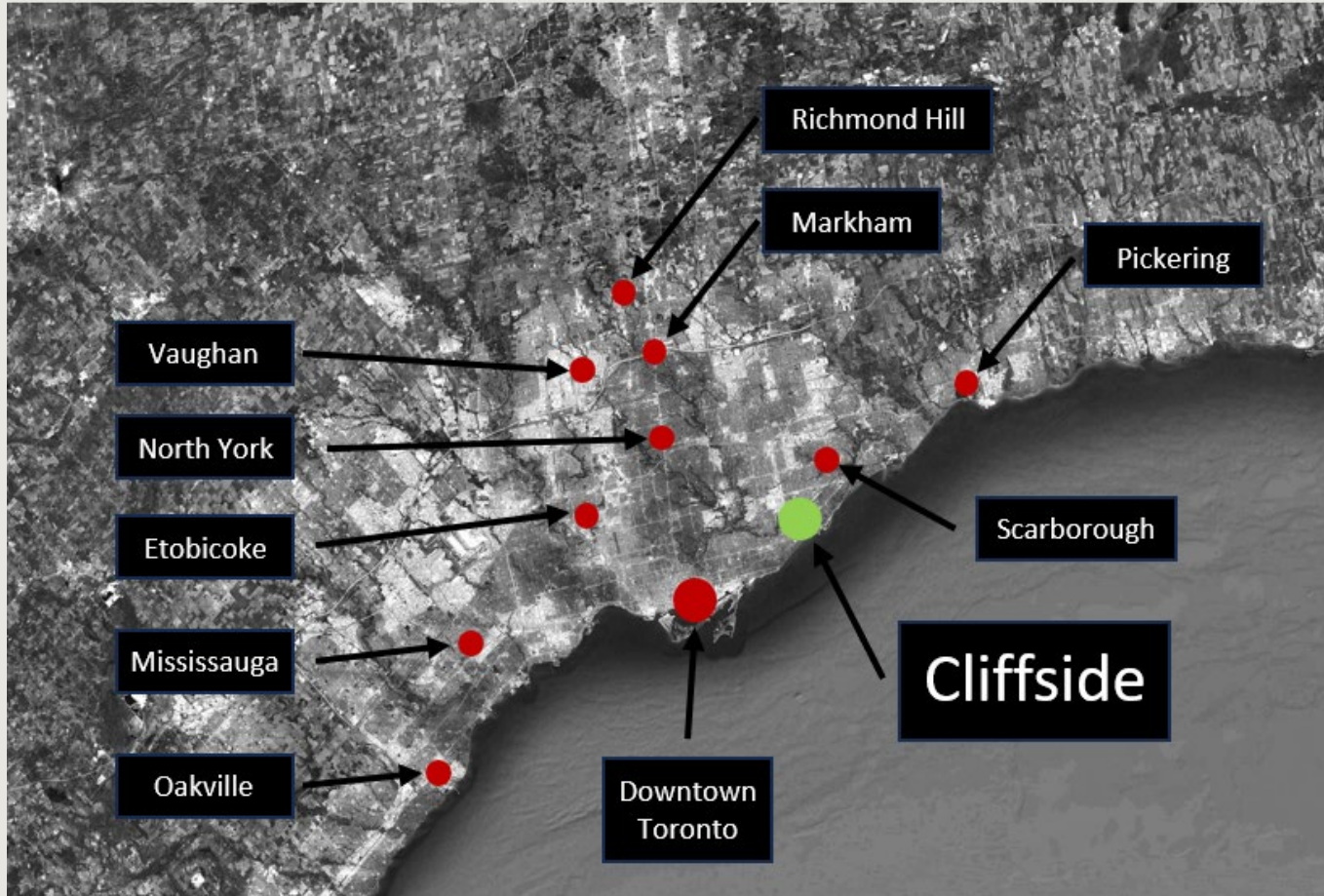
University of Toronto Scarborough's upcoming medical school, Scarborough Academy of Medicine & Integrated Health, will be the first medical academy in the eastern GTA.

Increased Population & Demand

Data shows that over 60% of immigrants chose to live in Scarborough. Scarborough's overall growth will continue to thrive due to its welcoming diverse cultural acceptance, perceived affordability, stellar location, convenient connectivity, A+ education and full range of urban and outdoor activities.



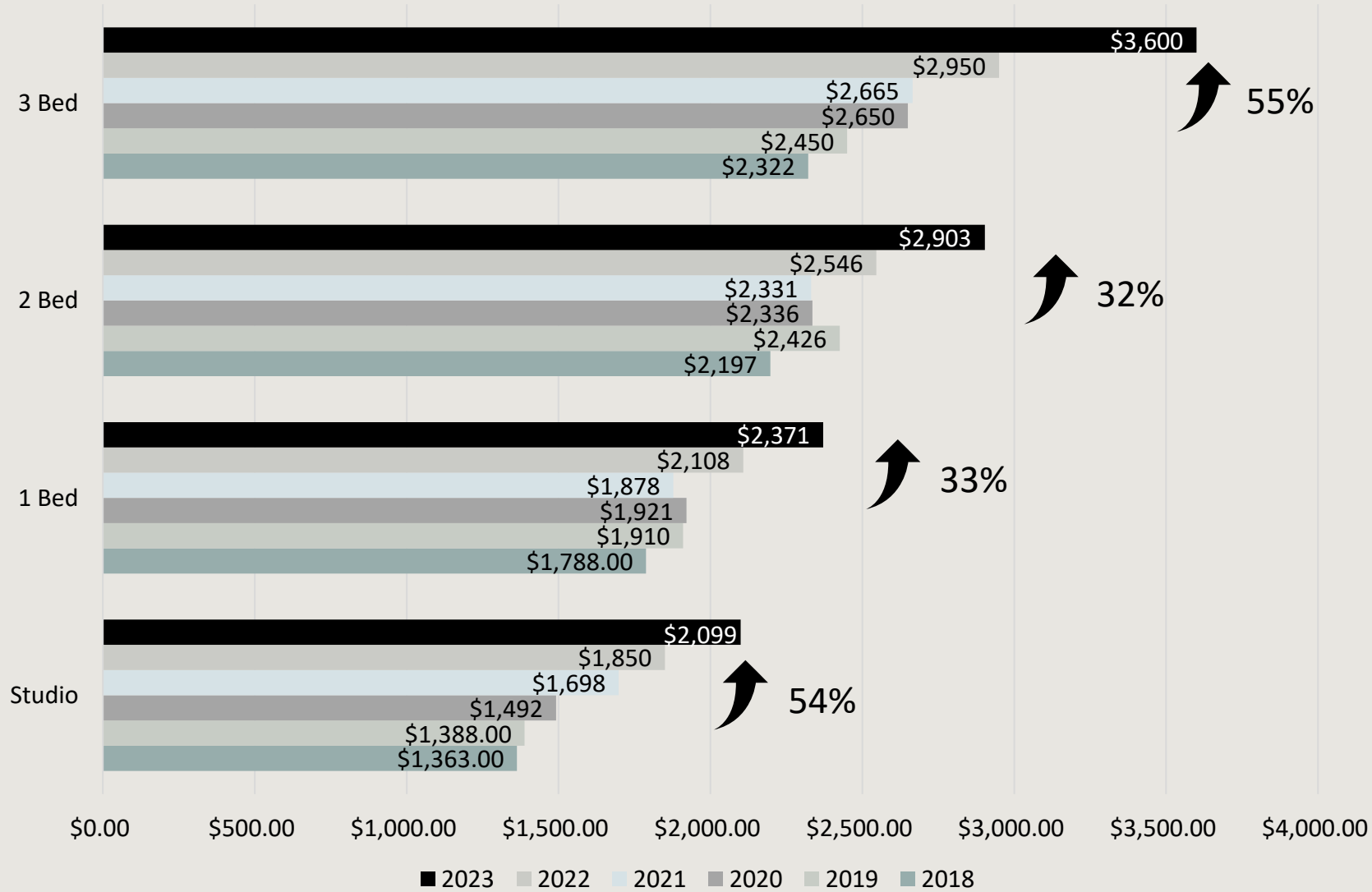
416 Location at 905 Prices



\$1,099	Cliffside
\$1,140	Pickering – 905
\$1,144	Oakville – 905
\$1,240	Vaughan – 905
\$1,260	Richmond Hill - 905
\$1,290	Mississauga – 905
\$1,257	Etobicoke -416
\$1,290	Markham – 416
\$1,340	North York – 416
\$1,650	Downtown Toronto - 416

Value & Affordability

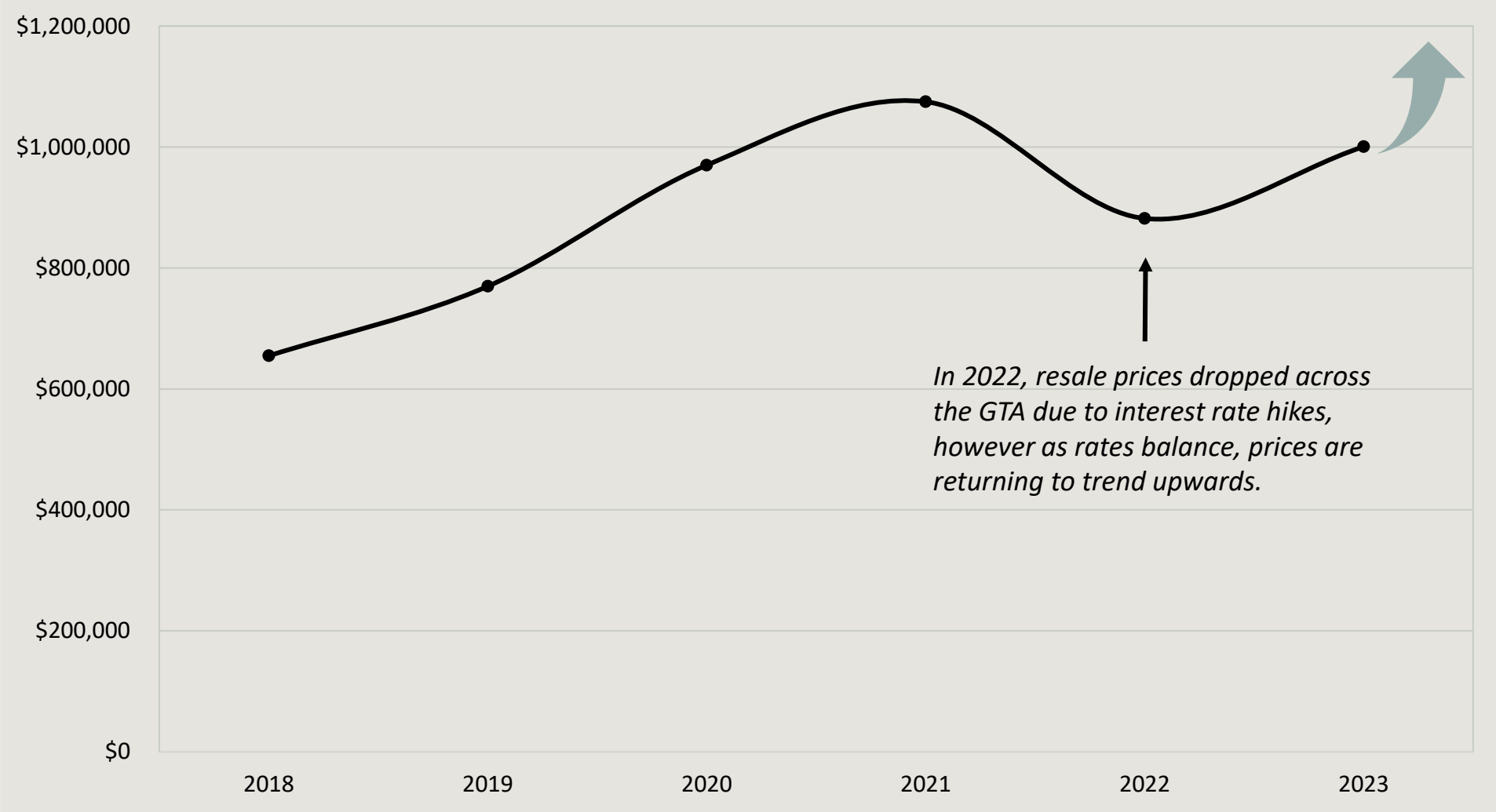
Cliffside Village Condo/Apt Avg. Rental Rates



Rental rates continue to climb with a consistent increase of approx. 10% Y/Y.

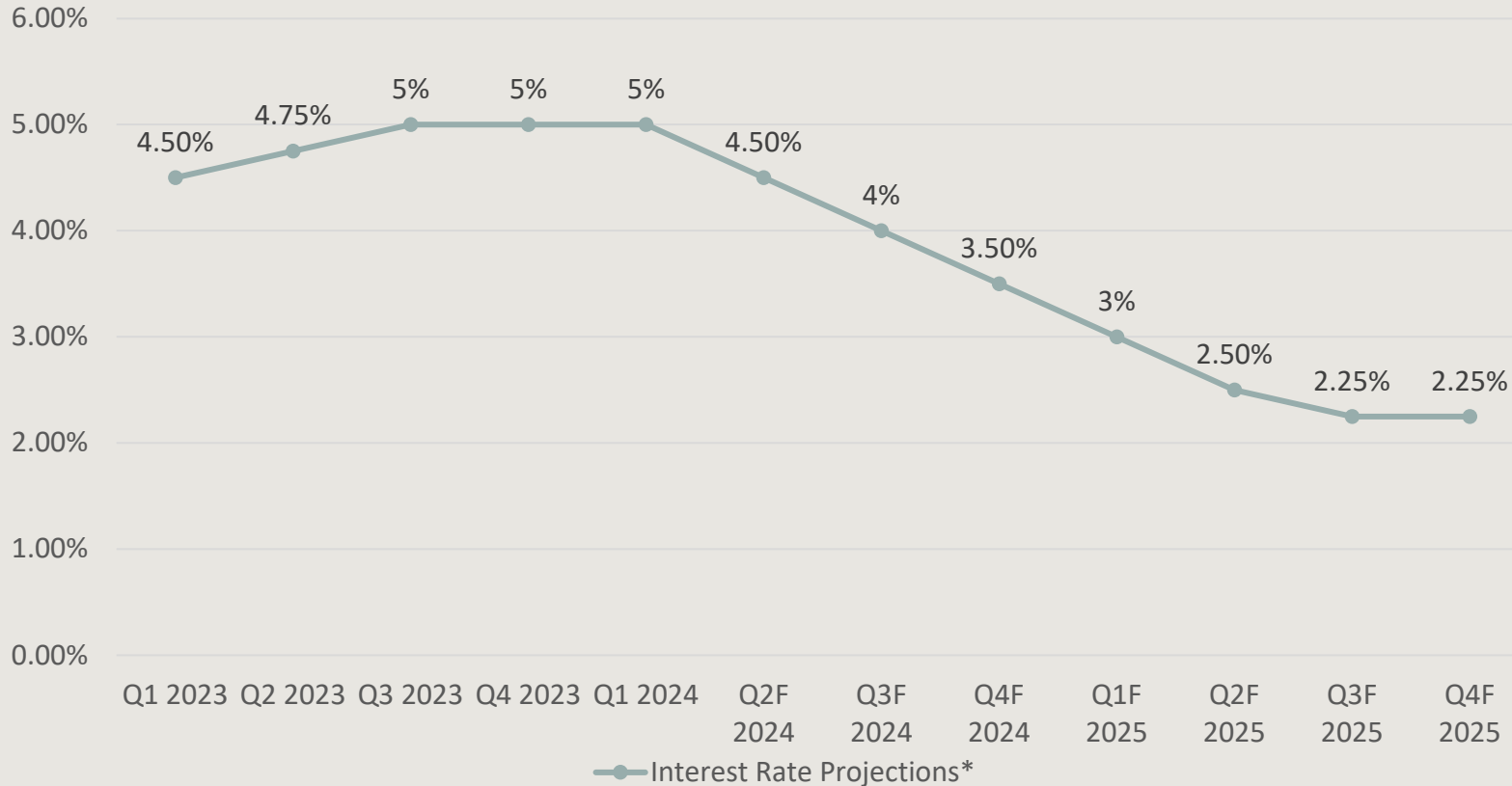
Value & Affordability

Cliffside Village Avg. Resale Price



Value & Affordability

Interest Rate Projections



The Bank of Canada keeps interest rate at 5%

The Bank of Canada's softer message on interest rates could give prospective buyers more confidence to jump back into the real estate market, writes Rachelle Younglai. With the busy spring season approaching, the real estate industry said the central bank's change to a holding position on interest rates were an attempt to hold back the momentum that is building in the market after last year's slowdown – the BoC has said a jump in home prices would pose the risk of higher inflation.

THE GLOBE AND MAIL 

Triple AAA Location

The **best** of both worlds – bustling city culture meets the tranquility of the lake.

Live by the water, with all the amenities of Downtown Toronto at your fingertips. Experience the beach and soaring cliffside sunset views. Home to numerous green spaces, embrace an active lifestyle, with serene nature trails, park havens, lush gardens, tennis courts, golf and yacht clubs. The Cliffside Village ‘shopping district’, on Kingston Road, offers an amazing mix of lifestyle essentials, such as grocery stores, pharmacies, independent eateries, small boutiques & ‘shop local’ stores.



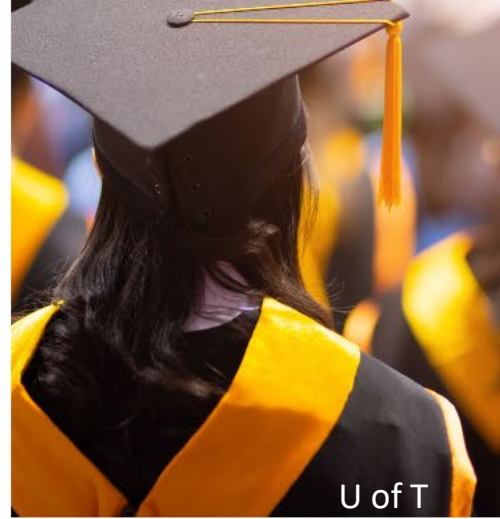
Pharmacy		1 Minute
Bakery		1 Minute
Dine-in Restaurant		2 Minutes
Take-out Restaurant		4 Minutes
Grocery Store		5 Minutes
Cafe		5 Minutes
Fitness Centre		7 Minutes



Cineplex Odeon



Scarborough TC



U of T



Cliffside Public School



Toronto Zoo



C4 Centre Inc



Ikki Sushi

All the urban conveniences, just minutes away.



NoFrills



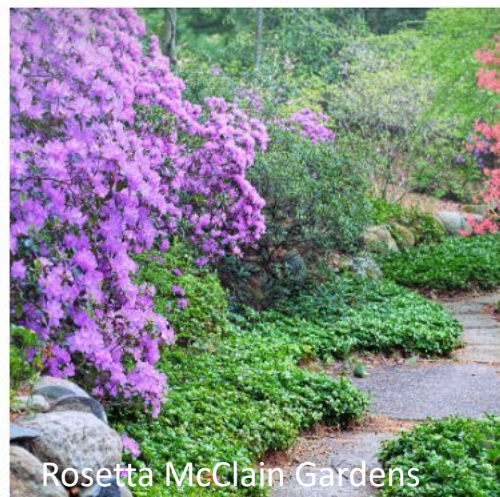
Scarborough General



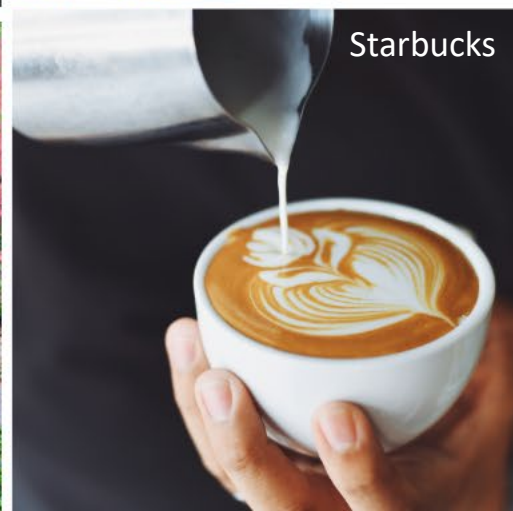
Tara Inn



Mexitaco



Rosetta McClain Gardens



Starbucks



Birchmount Community Centre

Location

20 min Scarborough Town Centre

North-East

20 min University of Toronto Scarborough

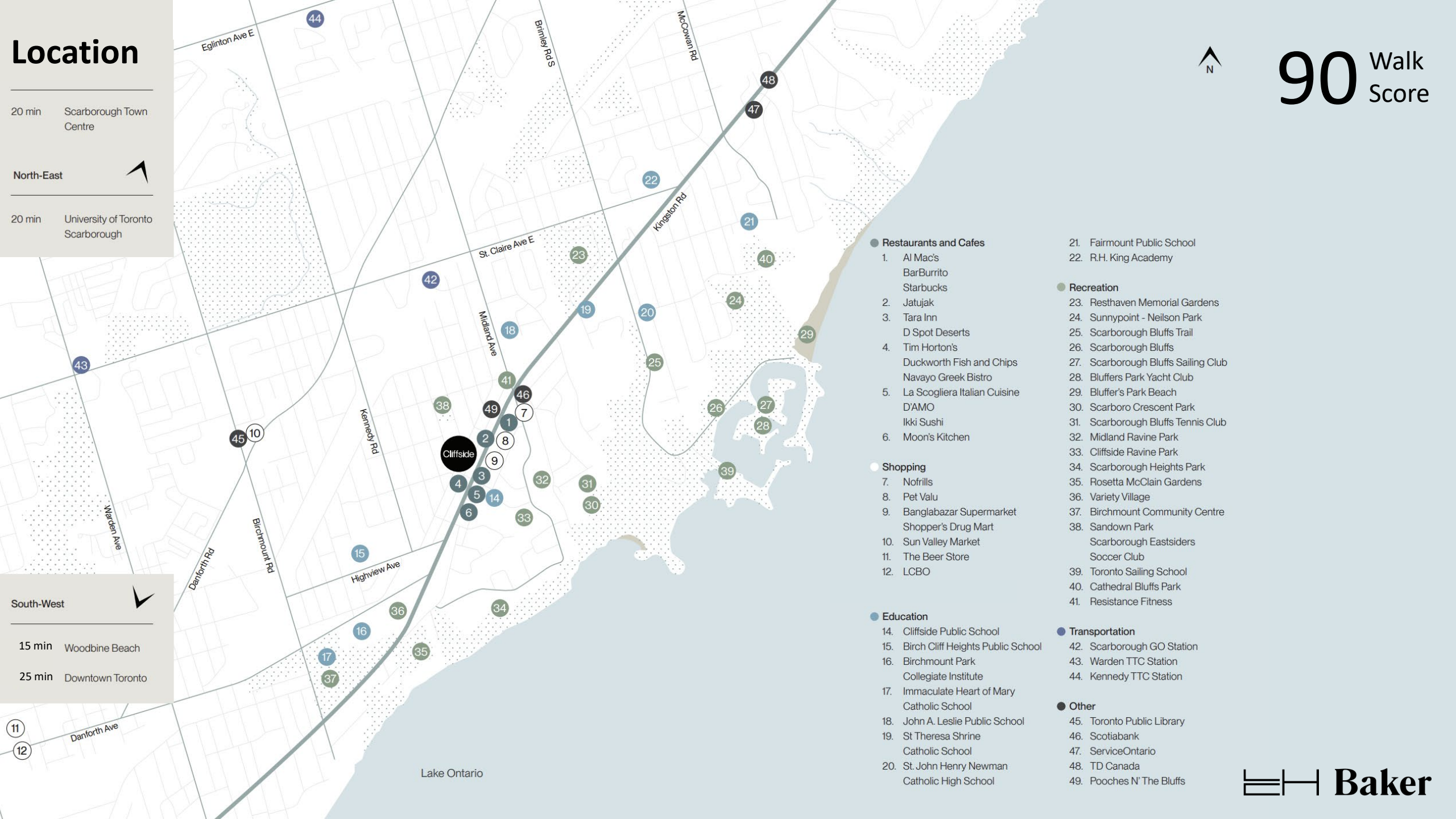
South-West

15 min Woodbine Beach

25 min Downtown Toronto



90

 Walk Score

Restaurants and Cafes

1. Al Mac's
2. BarBurrito
3. Starbucks
4. Jatujak
5. Tara Inn
6. D Spot Deserts
7. Tim Horton's
8. Duckworth Fish and Chips
9. Navayo Greek Bistro
10. La Scogliera Italian Cuisine
11. D'AMO
12. Ikki Sushi
13. Moon's Kitchen

Shopping

7. Nofrills
8. Pet Valu
9. Banglabazar Supermarket
10. Shopper's Drug Mart
11. Sun Valley Market
12. The Beer Store
13. LCBO

Education

14. Cliffsides Public School
15. Birch Cliff Heights Public School
16. Birchmount Park Collegiate Institute
17. Immaculate Heart of Mary Catholic School
18. John A. Leslie Public School
19. St Theresa Shrine Catholic School
20. St. John Henry Newman Catholic High School

21. Fairmount Public School
22. R.H. King Academy

Recreation

23. Resthaven Memorial Gardens
24. Sunnypoint - Neilson Park
25. Scarborough Bluffs Trail
26. Scarborough Bluffs
27. Scarborough Bluffs Sailing Club
28. Bluffers Park Yacht Club
29. Bluffer's Park Beach
30. Scarboro Crescent Park
31. Scarborough Bluffs Tennis Club
32. Midland Ravine Park
33. Cliffsides Ravine Park
34. Scarborough Heights Park
35. Rosetta McClain Gardens
36. Variety Village
37. Birchmount Community Centre
38. Sandown Park Scarborough Eastsiders Soccer Club
39. Toronto Sailing School
40. Cathedral Bluffs Park
41. Resistance Fitness

Transportation

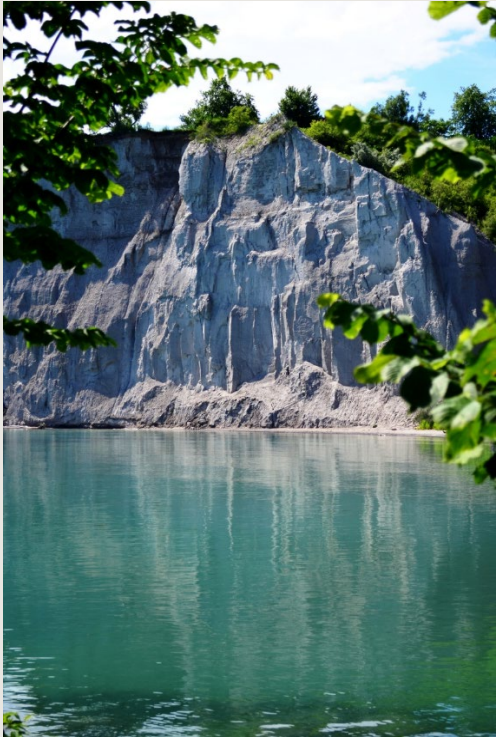
42. Scarborough GO Station
43. Warden TTC Station
44. Kennedy TTC Station

Other




45. Toronto Public Library
46. Scotiabank
47. ServiceOntario
48. TD Canada
49. Pooches N' The Bluffs

Triple AAA Location

Lifestyle






Scarborough Bluffs Trail

- 2-minute drive 
- 6-minute bike 
- 10-minute walk 






Scarborough Bluffs Tennis Club

- 3-minute drive 
- 4-minute bike 
- 13-minute walk 






Bluffers Park Yacht Club

- 8-minute drive 
- 14-minute bike 
- 30-minute walk 



Scarboro Crescent Park




- 2-minute drive 
- 4-minute bike 
- 10-minute walk 

Triple AAA Location

Lifestyle






Scarborough Eastsider Soccer Club

- 1-minute drive 
- 2-minute bike 
- 6-minute walk 






Scarborough Heights Waterfront Trail

- 3-minute drive 
- 7-minute bike 
- 13-minute walk 





Bluffer's Park Beach

- 7-minute drive 
- 14-minute bike 
- 20-minute walk 



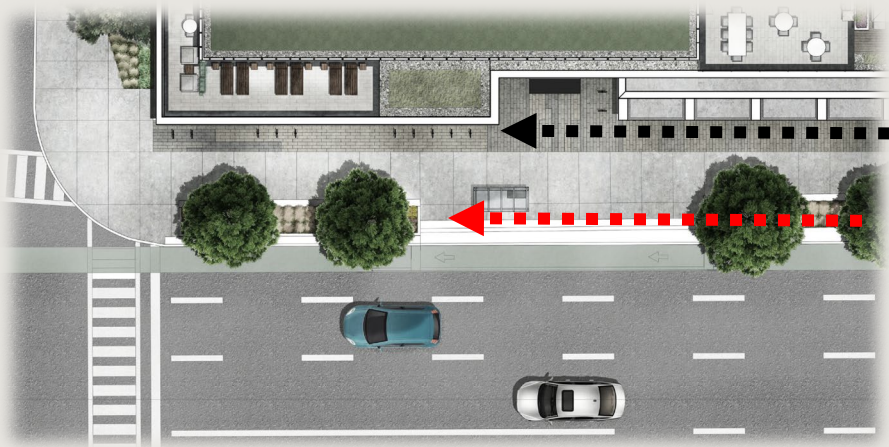
Scarboro Golf and Country Club

- 11-minute drive 
- 30-minute bike 

Transit and Connectivity

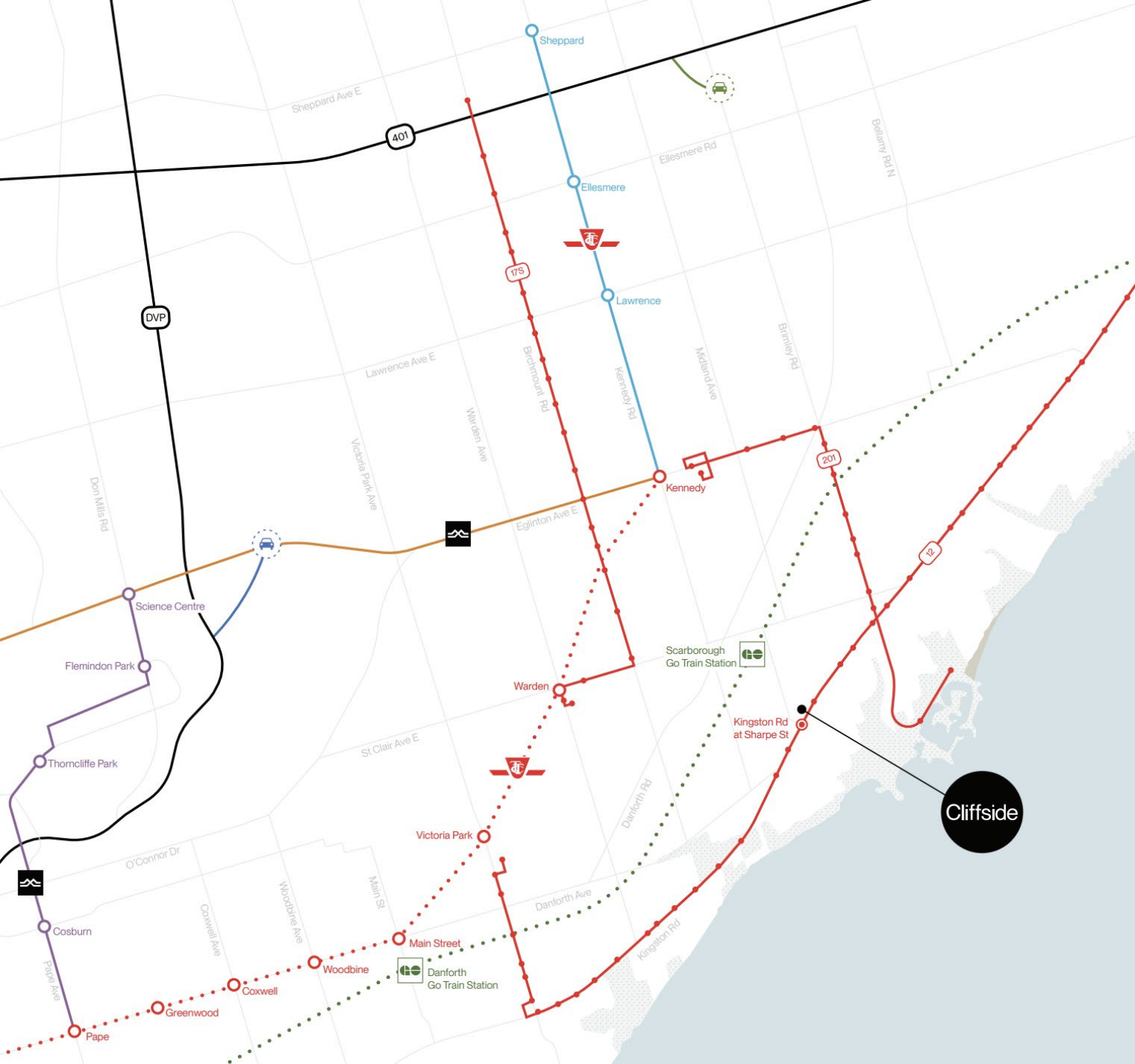
Living at Cliffside means transit at your **doorstep**.

Reliable and transit friendly, residents have the luxury of multiple methods of transportation at their fingertips with access to TTC and GO within close proximity. The upcoming expansions of the LRT and subway networks are expected to facilitate increased passenger capacity for both inbound and outbound travel, while reducing travel durations. Additionally, enjoy convenient access to all the major highways and transit hubs for quick commutes into Downtown Toronto and the surrounding areas.



Cliffside
Lobby Entrance





Transit and Connectivity

- Subway TTC Line
- Go Train
- [17S] — TTC Bus Line 17S
- [201] — TTC Bus Line 201
- [12] — TTC Bus Line 12
- Future Eglinton Crosstown LRT Line
- ○ — Future Scarborough Subway Extension
- ○ — Future Ontario Line

Go Transit Stations

Scarborough Go Station	5 minute drive	17 minute bus ride
Danforth Go Station	9 minute drive	30 minute bus ride

TTC Transit Stations

Warden Station	8 minute drive	24 minute bus ride
Kennedy Station	10 minute drive	20 minute bus ride

Highway Proximity

- Don Valley Parkway
Entrance at Eglinton Ave E 20 minute drive
- Highway 401
Entrance at Brimley Road 20 minute drive

Cliffside

Quality Education

Primary and Secondary

Cliffside Public School



4 Minutes

John A. Leslie Public School



3 Minutes



12 Minutes

Birch Cliff Public School



3 Minutes



12 Minutes

Birchmount Park Collegiate Institute



4 Minutes



14 Minutes

St. John Henry Newman Catholic
Highschool



5 Minutes



24 Minutes



Quality Education

Post-Secondary

With excellent local primary (including French Immersion), secondary, and post secondary schools, there are a plethora of choices within walking distance or minutes via car or public transit. With three top ranking post secondary institutions only 25 to 40-minutes away, Cliffside is truly at the center of it all.



- 20 Minutes
- 35 Minutes



- 20 Minutes
- 30 Minutes



- 20 Minutes
- 40 Minutes

University of Toronto Scarborough Campus



Centennial College A-Building

Quality Education

Development



“The Scarborough Academy of Medicine and Integrated Health (SAMIH) will increase the already high demand for housing in this area, elevating this neighbourhood from a great investment opportunity to a golden one.” GtaHomes.com

The Upcoming U of T Medical School breathes new life into Scarborough, with Scarborough Academy of Medicine and Integrated Health (SAMIH), addressing the region’s dire shortage of family physicians and medical specialists.

SAMIH, which will be the first medical academy in the eastern GTA, will fill a shortage of health-care professionals in the region.

With completion expected in 2026, SAMIH will extend the impact of U of T’s health education programs including the Temerty Faculty of Medicine – ranked 5th in the world in 2022 for clinical medicine and health education – and quickly advance the region’s clinical capacity across a range of disciplines

Increased Population & Demand

Canada's Continuous Growth

Toronto is the **#1 fastest growing city** in North America, with a population of approximately 3 million people. By 2030, Toronto will see a **30% increase** in population as 800,000 people will have moved to Toronto.

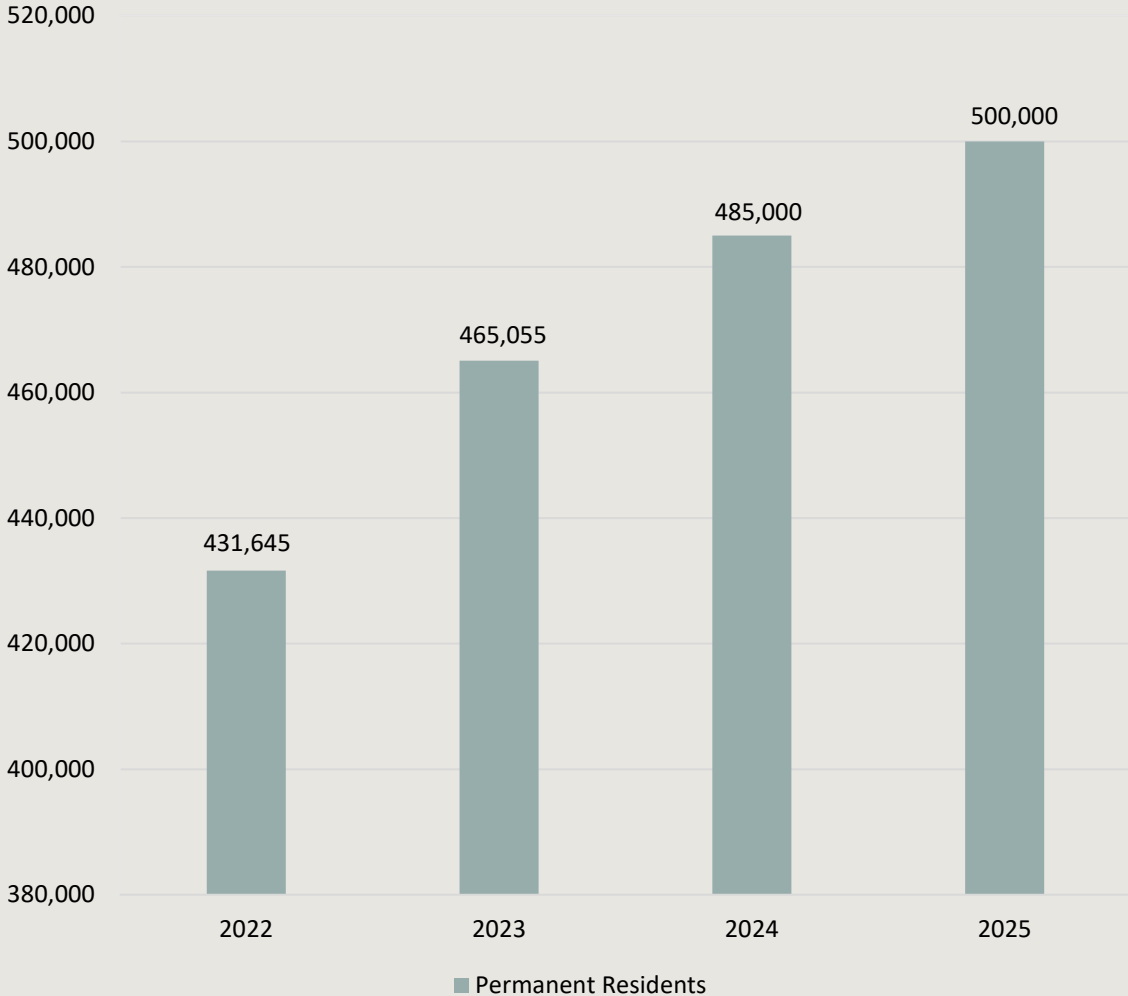
Ontario will need to add 1 million new homes over the next decade, which is approx. 100,000 homes per year to keep up with population growth.

Where will they live?

Scarborough is one of the most diverse communities in Canada. Its population is a mix of immigrants from various parts of the world, including Asia (South & East), Middle East, the Caribbean, Africa, and Europe. People from over 100 ethnic backgrounds call Scarborough home, creating a community that celebrates diversity of cultures and traditions.

Approximately 60% of Scarborough's residents that make up the neighborhood's population are foreigner-born who have immigrated in the last 40 years. The growing community will continue to attract more newcomers due to its diversity and remarkable affordability, connectivity and urban conveniences.

1.5 Million Permanent Residents will settle in Canada over the next 3 years.



View From The Bluffs



Building Amenities

9,322 sq ft
Of Indoor and Outdoor
Amenities Crafted by
DesignAgency

Lobby

On-Site Concierge
Seating Areas
Smart Parcel Storage
Lounge Areas
Video Chat Interphone System

Lakeside Lounge

Gourmet Chef's Kitchen
TV Lounge Areas
Formal Dining Space
Billiards
Air Hockey

Innovation Hub

Co-Working Spaces
Maker Studio
Private Work Room
Creative Studio

Fitness Center

Yoga Stretch Area
Olympic Half Rack Free Weights
Treadmills
Ellipticals
Outdoor Fitness Area

City View Terrace

BBQ Stations
Cabanas
Lounge Chairs
Natural Gas Fire Pit
Fenced Dog Run

Pet Amenities

Pet Spa
Dog Run
On-Site Veterinarian Clinic



Ground Floor Amenities

General

- 1. Lobby
- 2. Elevator
- 3. Entrance to Underground Parking

Indoor Amenities

- 4. Innovation Hub
- 5. Podcast Room
- 6. Conference Room
- 7. Private Meeting Rooms
- 8. Pet Spa
- 9. Fitness Center

Outdoor Amenities

- 10. Fitness Area
- 11. Restaurant Patio
- 12. Live-Work Suites/Retail
- 13. TTC Bus Stop
- 14. Retail/Commercial



Rooftop Amenities



Indoor Amenities – Lakeside Lounge

- 1. Billiards & Air Hockey
- 2. Bar
- 3. Kitchen
- 4. Dining Area

Outdoor Amenities – City View Terrace

- 5. Sun Lounge
- 6. BBQ Dining Area
- 7. Cabanas & Fire Pits
- 8. Dog Run



Exterior



Entrance

Cliffside

Lobby



CIS

 Baker

Innovation Hub



Fitness Center



Restaurant Patio



Lakeside Lounge



City View Terrace



Views

Northwest View From 10th Floor



Views

South View From 10th Floor



CS

 Baker

Views

West View From 10th Floor



© S/S

 Baker



Suite Mix – Something For Everyone

Unit Type	Size Range (sq.ft)
Studio	321 - 402
1 Bedroom +	464 - 576
2 Bedroom +	617 - 827
3 Bedroom +	881 – 1,077
Townhomes	842 – 1,189
Live/Works	976 - 1,100

70% of Cliffside’s Suite Mix is under 700 sf.
These types of units show the strongest rental demand and growth.

*These size ranges are subject to change due to availability.

Features and Finishes

General Suite Features

- Solid core entry door with privacy viewer.
- 9ft to 11ft ceilings, except where bulkheads and dropped ceilings occur.*
- Modern concrete loft-style ceilings.*
- Smooth drywall painted ceiling in areas where bulkheads or dropped ceilings required.*
- Floor to ceiling aluminum windows in accordance with building elevations.*
- Balconies, Terraces and Juliette balconies with sliding doors and/or swing doors.*
- Laminate flooring throughout, with the exception of bathroom(s) and laundry room.
- Painted flat slab sliding doors and/or swing doors with brushed chrome lever hardware.
- Glass sliding bedroom doors.*
- Ceiling mounted lighting in principal bedroom(s).*
- Front loading stacked washer and dryer.
- Ceramic floor tile in laundry room.*

Kitchen

- Custom-designed kitchen cabinetry by DesignAgency.
- Choice of premium quartz countertop.**
- Choice of porcelain backsplash.**
- Fully integrated 24" refrigerator, dishwasher, oven, cooktop and overhead microwave and fan hood combination.*
- Undermounted single bowl stainless steel sink with single lever faucet.
- Designer overhead track lighting.

Bathrooms

- Custom-designed vanity cabinetry by DesignAgency
- Modern frameless mirror installed above vanity.
- Choice of porcelain floor tile.**
- Choice of porcelain surround tile for shower or deep soaker tub.**
- Integrated solid surface countertop and sink for vanity.
- Chrome bathroom fixtures.
- Wall mounted shower head.*



Features and Finishes

General Building Features

- Boutique 10-storey mid-rise building by RAW Design.
- Balconies, Terraces and Juliette balconies with modern railing systems.* SmartOne Intelligent Community Technology
- Underground parking garage with security monitoring.
- Tri-Sorter chute system.
- Building powered by sustainable Geothermal Energy System

Building Amenities

- Double-height grand lobby space with stone feature wall.
- Indoor/Outdoor Fitness Centre with water refill station.
- Multi-functional Lake View Lounge on the 10th floor.
- Pet Spa near building side entrance.
- Bicycle Storage and Repair Workshop.
- Innovation Hub featuring Co-working Lounge, kids Maker Studio,
- Creative Studio, and private work rooms
- City View Terrace with barbeques, private dining area, firepit and fenced-in dog run.

Technology, Safety and Security

- Frictionless remote garage access control for residents and visitors.
- Surveillance cameras in the lobby, elevators, amenities, underground parking and main entry vestibule.
- Suite and building automation using in-suite SmartOne wall pad.
- Advanced access control allowing video communication with visitors at multiple entrances with the SmartOne wall pad or smartphone.
- Dedicated fiber optic line to each suite with discounted services from communications partner Bell Canada.
- Internet Service provided in amenity areas.
- High Efficiency Variable Refrigerant Flow (VRF) system with year-round, on-demand heating and cooling.
- Smoke, strobe and carbon monoxide detectors in all suites



Technology & Efficiency

Digital Door Lock

Suites feature digital door locks, providing residents with keyless entry using smartphones or personalized passcodes. Additionally, visitors can come and go freely and securely with unique access codes.



Water Detection

Cliffside Condos will utilize Eddy intelligent water monitoring technology providing enhanced protection from water damaging, as well as sub-metering, and resource management.



Bell Fibe Internet

Keeping connected at Cliffside is convenient, reliable, and affordable, with Bell Canada Fibe internet.



In-Suite Wall Pad

Residents can take control of smart home features with an in-suite wall pad, allowing for thermostat adjustments, visitor access permissions, receiving community messages and notifications, as well as viewing designated community cameras on a digital display interface.



Locomobi Automated Parking System

Scans your license plate upon entry for easy resident access to the garage. Allows residents to book visitor parking spaces through their SmartOne app or in suite Wall Pad. Visitors will also automatically be granted access once their license plate is registered.



Smart Parcel Locker System

Automatically manages parcel deliveries and alerts a resident on their app/in suite wall pad when a parcel is delivered.



Smart Lights

Lighting controls are made convenient with inclusion of a smart light switch.



Dawn Suite Finishes



Dusk Suite Finishes



Sustainability

Geothermal Energy System

Cliffside draws heat from the ground to power its heating and cooling system reducing the need for external energy use.

EV Charging

EV Charging will be available for residents and guests.

VRF System

A high-efficiency Variable Refrigerant Flow heating and cooling system will keep energy bills low and allow for year-round heating and cooling. No spring/fall switchover required. VRF technology can increase energy efficiency by 40% to 50% compared to a standard

Community Greening

Cliffside will plant new trees along Kingston road, add patio gardens as well as green roofs.

Greywater

Cliffside will use recycled storm water in toilets to keep fresh-water use low and provide cost savings to residents.

Residents of Cliffside will have dedicated indoor space to store their bicycles. There will also be a bicycle repair station with common tools and a pump for basic servicing.

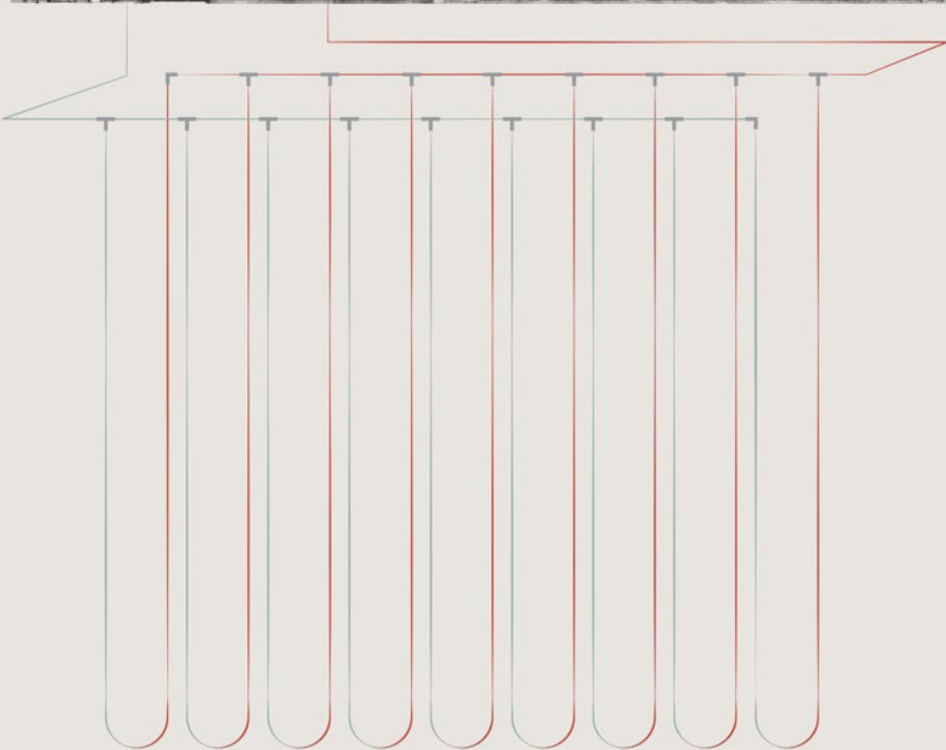
70%

Energy Savings



40%

Water Savings





Live Cliffside